



Craneridge Homeowners Association

Spring 2026 Newsletter

Community Updates • Events & Important Notices



PRESIDENT'S MESSAGE

Dear Craneridge Neighbors,

It is an honor to address you for the first time as your new Association President. My connection to this community runs deep — I began serving as executive secretary in the summer of 2020, spent three fulfilling years in that role, and then transitioned to the board in 2024 before becoming vice president in 2025. This community has given me so much, and I am grateful for the opportunity to now lead it.

I also want to take a moment to sincerely thank Andrea Post, who stepped down from the presidency in March 2026. Andrea gave her time and energy generously to this community, and her contributions have made a lasting impact. We wish her well in this next chapter.

As president, my priority is to keep our ongoing projects moving forward and to ensure every homeowner stays informed every step of the way. Here is a recap of the key initiatives we have been working on:

LIGHTING PROJECT

After years of planning and dedicated effort led by Cory Bowen and Sam Lewandowski, our community lighting project is on track for completion this year. This long-awaited improvement will enhance safety and visibility throughout Craneridge, and we are excited to see it come to fruition.

HEMLOCK WOOLLY ADELGID (HWA) TREATMENT

Our Woodlands Committee, led once again by the tireless Gwen Alegre, has continued its vital work to preserve the hemlock trees that make Craneridge's woodlands so beautiful. Gwen's dedication — including securing grants to help offset treatment costs — means we can continue to enjoy and protect this natural treasure for years to come.

E-VOTING IMPLEMENTATION

Thanks to the leadership of Gwen Alegre, Craneridge moved to an electronic voting system last year — a long-overdue upgrade that made it easier than ever for homeowners to have their voices heard. We were pleased to see increased participation as a result, and eVoting is here to stay.

HOA ASSIST

In 2025, we transitioned from our executive secretary model to a third-party management platform — a significant undertaking aimed at delivering more reliable and consistent services to homeowners. Key improvements include:

- Timely delivery of annual due invoices
- More flexible payment options for homeowners
- Consistent follow-up on unpaid fees
- Streamlined tracking and approval of architectural requests
- Improved preparation of monthly and annual financial statements

While the transition had its challenges, the platform has addressed many longstanding pain points. We will continue to evaluate it to ensure it remains the best solution for our community.

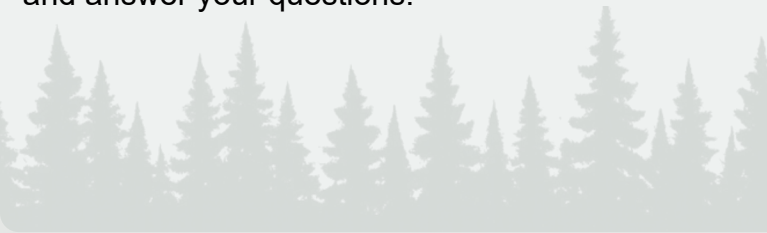


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LOOKING AHEAD

OUTSOURCED PROPERTY MANAGEMENT

As the pool of available volunteers has decreased, we have had to think creatively about how to maintain our community and its resources. Over the past year, the board has carefully identified the functions most at risk and has found a property management company that is both willing to work with a community of our size and able to do so within a budget that is fair to homeowners. Watch for upcoming communications — we will be scheduling a homeowner meeting to present the plan in detail and answer your questions.



SHORT-TERM RENTALS

Short-term rentals (such as those listed on platforms like Airbnb and VRBO) have emerged as a topic of significant interest and debate within our community. The board takes this issue seriously and is committed to a thoughtful, well-researched approach. We have already begun engaging with the Towns of Springville and Concord, both of which are working through similar discussions. Any policy decisions made by the board will be aligned with local town ordinances. Stay tuned for updates at our monthly meetings and through our other communication channels.

Your engagement and feedback are what make this community thrive. Please continue to reach out, stay informed through HOA Assist, our website, and our social media channels — and don't hesitate to share what matters most to you.

Thank you for your trust and your support. I look forward to connecting with more of you in the months ahead.

With appreciation,
Kathryn "Kathie" Sharp President, Craneridge Association

UPCOMING EVENTS

CRANERIDGE HOA ANNUAL MEETING

The Craneridge Homeowners Association invites all residents to attend the upcoming Annual Meeting on Sunday, June 28, 2026 at 2:00 PM, held at the Pool Shelter.

This meeting is one of the most important opportunities of the year for homeowners to stay informed and involved in the community. It provides a chance to hear updates, participate in discussions, and help guide the future of Craneridge.

During the meeting, we will cover several key topics, including community updates highlighting past events and upcoming initiatives, a full budget and financial review, and the opportunity to meet current board members and vote on proposed board positions.

Please note that the pool will not be open during the meeting.

Your participation plays a vital role in maintaining and improving our neighborhood. We strongly encourage all homeowners to attend and take part in the conversation.

Food and beverages will be provided.

If you have any questions ahead of the meeting, please reach out to the HOA board through our usual communication channels.

We look forward to seeing you there.

COMMUNITY EVENTS

Annual Meeting — June 28

Garden Walk — July 26

Mystic Hills Open House — August 7

Soupfest! — September 12

Oktoberfest — October 5

Music Event — TBD

Bills Tailgate — TBD

Sabres Tailgate — TBD

POOL NEWS

As the weather warms up, many of you are looking forward to some time out at our pool. It's a great resource that homeowners have access to, with lifeguards trained by the American Red Cross to ensure everyone's safety. Our pool season typically runs from Memorial Day to Labor Day, weather permitting, and we are on track to open Memorial Day weekend. Stay tuned to our website and social media posts for hours of operation and any weather-related updates.

As a reminder, swimming is only permitted during open hours when a lifeguard is on duty.

We look forward to welcoming back our Water Aerobics class. Swim lessons for children ages 3 to 6 will be returning this year. If you are interested in scheduling a private group swim lesson for your children, contact Alissa Lewandowski at 716-380-7092 or alissaczyz@gmail.com

Dates and times for these classes will be posted on our website and social media platforms when they are finalized.

WOODLAND EVENTS

Tree I.D. (Sam) — May 9, 11AM

HWA/Invasive Species (Gwen) — June 13, 10 AM

Forest Bathing (Mitch) — July 10, 6 PM

Kids Tree I.D. (Sam) — August 29, 11AM

Dead Hedge Demo (Alan)— September 13

Cage Making (Pool Shelter) — September 26, 5 PM



NOW HIRING – SUMMER 2026

Become a Community Lifeguard!

Love the water? Want a fun, rewarding summer job right in your own neighborhood? We're looking for enthusiastic, responsible individuals to join our lifeguard team for the 2026 season. The season runs from Memorial Day through Labor Day.

Spend your summer outdoors at the pool while building leadership, responsibility, and lifesaving skills. This is also a great resume builder for high school and college students and an opportunity to be a valued part of your community.

Applicants must hold a valid lifeguard certification prior to employment. Not yet certified? No problem — we will fully reimburse the cost of your certification course so there's nothing standing between you and a great summer job.

Interested? Get in touch!

Contact: Mary Kemsley

Email: Nursie99@yahoo.com

Phone: 716-592-4542

UPDATES

CRANERIDGE STREET LIGHTING PROJECT: NEARING THE FINISH LINE

Great news, Craneridge neighbors — our street lighting project is nearly complete. After a delay this winter caused by issues on NYSEG's end, work is now moving forward and we are close to having our new lighting system fully operational.

As a reminder, this project replaced the aging gaslight system with new LED lighting to better serve our neighborhood's needs. The new fixtures provide reliable, modern illumination with a dark-sky-friendly design.

WHERE WE STAND FINANCIALLY

Last year, 80% of the community voted to approve a special assessment of \$180 per lot to begin paying down the \$60,000 project loan. We are grateful for that show of community support. To fully retire the loan and satisfy all remaining project debt, we are asking for your approval of one final \$180 special assessment this year.

To put that number in perspective, \$180 is the same average amount Craneridge homeowners previously paid annually as a line item in their Town of Concord property taxes to fund the old gas lighting district — a district that was dissolved in 2025. In other words, we are asking no more than what you were already paying, for just one more year.

Once this assessment is satisfied, our ongoing lighting costs will be limited to electricity and minimal routine maintenance — a fraction of what we have historically paid.

HOW TO VOTE

Voting will be conducted electronically, just as it was last year. Watch for an email from the Association with instructions and a link to cast your ballot. If you prefer to vote in person, paper ballots will also be available at the **Annual Meeting in June**.

Every vote counts — thank you for your continued support of our community.

WEBSITE REFRESH

We're excited to introduce the new Craneridge website — thoughtfully redesigned to better serve our community with a cleaner look, improved navigation, and easier access to important information. Whether you're looking for community news, upcoming events, documents, or ways to get involved, everything is now organized in a more intuitive and user-friendly way. The goal was to create a site that feels as welcoming and connected as our neighborhood itself, while making it simple for residents to find what they need without frustration.

In addition to a more modern design, the new website introduces improved functionality that will make everyday tasks easier. Residents can now submit forms online, stay up to date with announcements, explore community resources, and access important updates all in one place. As we continue to enhance the site, it will become an even more valuable hub for communication, helping keep everyone informed, engaged, and connected within the Craneridge community.



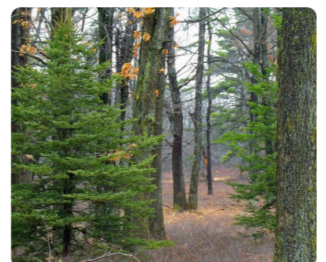
Community

Where nature and neighborhood meet

Craneridge is built on the belief that a home is more than a house. It's a place where families thrive amid natural beauty, where neighbors become friends, and where every property reflects the care of its owner.

- Pristine natural surroundings
- Thoughtfully maintained grounds
- Connected residents and families

[Learn More](#)



WE WANT YOU ON THE CRANERIDGE BOARD!

Your neighborhood. Your voice. Your chance to make a difference.

Ever wished something around the neighborhood could be better? Here is your chance to actually do something about it. The Craneridge Association Board of Directors is looking for friendly, engaged homeowners to join our volunteer team. It is a great way to meet your neighbors, make a real impact, and have a say in the things that matter most to our community, from keeping our common areas beautiful to planning for the future.

ROLES ON THE BOARD

President

Leads meetings and keeps the board running smoothly

Vice President

The President's right hand, ready to step up when needed

Secretary

Keeps everyone in the loop with records and communications

Treasurer

Makes sure the Association's finances are in great shape

Director at Large

Votes on board matters and champions our community

Committees

Architectural, Maintenance, Finance, Nominations & more.

HERE'S THE SCOOP

- 3-year volunteer term
- Monthly board meetings
- Annual meeting each June
- Committee participation
- Work alongside great neighbors

YOU'RE ELIGIBLE IF YOU ARE

- A Craneridge lot owner
- Spouse of a lot owner
- Member or employee of a partnership lot owner
- Officer or agent of a corporate lot owner

Strong communities do not happen by accident — they are built by neighbors who step up, stay engaged, and take an active role in shaping the place they call home. The board plays a key role in protecting property values, managing finances responsibly, maintaining shared spaces, and making thoughtful decisions that impact both the present and the future of Craneridge. From long-term planning and improvements to day-to-day oversight, the work of the board directly influences the quality of life throughout the neighborhood.

Serving on the board also gives you a clearer voice in how things are handled and an opportunity to bring forward ideas that matter to you and your neighbors. Whether it is preserving what makes Craneridge special or helping guide new initiatives, your perspective is valuable. A strong, well-rounded board depends on homeowners with different backgrounds, experiences, and viewpoints working together. This is your chance to contribute in a meaningful way, stay informed, and help ensure our community continues to thrive for years to come.

READY TO GET INVOLVED? WE WOULD LOVE TO HEAR FROM YOU.

Reach out to us at execsec.craneridge@gmail.com or chat with any current board member.

Nominations open in the spring ahead of our June annual meeting. Do not wait.

FIRE SAFETY IN OUR COMMUNITY: WHAT EVERY HOMEOWNER NEEDS TO KNOW

Last year, our community suffered a heartbreaking loss — a home destroyed and a beloved neighbor taken from us far too soon. As we continue to grieve that tragedy, we also carry a responsibility to one another to do everything we can to make sure it never happens again.

Our neighborhood is made up of approximately 180 homes, most of them built decades ago from wood-frame construction. While these homes carry tremendous character and history, they also carry real fire risk. Older wood dries and becomes more combustible over time, and many of our homes were built before modern fire safety codes. That means the burden of prevention falls squarely on each of us.

Take a few minutes to read through the following recommendations. They could save your home or your life.

INSIDE YOUR HOME

Smoke and Carbon Monoxide Detectors

Install smoke detectors on every level of your home, inside each bedroom, and outside sleeping areas. Test detectors monthly and replace batteries at least once a year. A good habit is to do this when clocks change. Replace any smoke detector that is more than 10 years old, as they lose sensitivity over time. Carbon monoxide detectors should also be installed on every level, especially near sleeping areas.

Electrical Safety

Have your home's electrical system inspected by a licensed electrician, particularly if it has never been updated. Older wiring, such as aluminum or knob-and-tube wiring common in homes of this era, is a leading cause of house fires. Never overload outlets or power strips. Replace any frayed, cracked, or damaged cords immediately. Avoid running extension cords under rugs or through walls.

Heating Equipment

Keep anything flammable such as furniture, curtains, and bedding at least three feet from space

heaters, fireplaces, and radiators. Never leave portable heaters running unattended or while you sleep. Have your chimney inspected and cleaned annually if you use a fireplace or wood stove.

Kitchen Safety

Never leave cooking unattended on the stovetop. Unattended cooking is the leading cause of home fires. Keep a fire extinguisher in the kitchen and know how to use it. Check the pressure gauge regularly. Keep grease and cooking surfaces clean, as grease buildup ignites easily.

Dryer Safety

Clean the lint trap before every load. Have your dryer vent duct cleaned professionally at least once a year. Lint buildup in the duct is a common and often overlooked fire hazard. Never run the dryer when you are asleep or away from home.

Candles and Open Flames

Never leave candles burning unattended or in a room where you may fall asleep. Keep candles away from curtains, paper, and other flammable materials. Consider switching to battery-operated LED candles, which are now very realistic.

OUTSIDE YOUR HOME

Defensible Space

Clear dry leaves, pine needles, and debris from your roof, gutters, and around your foundation regularly. These materials ignite easily and can carry a fire directly to your home. Keep woodpiles, propane tanks, and other flammable materials stored well away from the house, at least 30 feet if possible. Trim tree branches that overhang or are close to your roof.

Grilling Safety

Never grill on a wooden deck without a protective mat beneath the grill. Keep grills at least 10 feet away from your home, siding, and any overhanging structures. Never leave a lit grill unattended. Check gas grill hoses for cracks or leaks before each use.

PET SAFETY: PROTECTING YOUR ANIMALS AND YOUR HOME

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Our pets are family, and they deserve a place in your fire safety plan. However, it is important to recognize that pets can also be an unintentional source of fire risk.

Pets can accidentally nudge stove knobs and turn on burners. Consider using stove knob covers, especially if you have larger dogs that can reach counter height. Pets, especially puppies and young cats, may chew electrical cords, creating a fire hazard. Use cord protectors and keep cords out of reach. Pets can knock over candles, so switching to flameless LED candles is a safer option. Pet bedding placed near heating vents, baseboard heaters, or space heaters can also pose a risk and should be kept away from heat sources. Glass water bowls left on wooden decks can act as a magnifying glass in sunlight and ignite the surface beneath them. Use metal or ceramic bowls outdoors instead.

KEEPING YOUR PETS SAFE IN A FIRE

Include pets in your escape plan and know where they typically rest so you can locate them quickly. Keep leashes and carriers near an exit so they are easy to grab in an emergency. Consider placing a pet alert window cling near your front door or window to inform firefighters of pets inside. Microchip and properly identify your pets in case they escape. Have a backup plan for housing your pets if you are displaced, as not all shelters or

hotels accept animals. Never go back inside a burning home for a pet. Get out, call 911, and inform emergency responders.

BE PREPARED: HAVE A PLAN

Prevention is critical, but preparation matters just as much. Make sure every member of your household knows at least two ways out of every room. Practice your escape plan regularly, as fires can spread through a wood-frame home in as little as two to three minutes. Designate a meeting spot outside so everyone can be accounted for after evacuating. Call 911 immediately once you are safely outside. Do not re-enter the home for any reason. Check on your neighbors, especially those who may be elderly or have mobility limitations, and consider including them in your emergency planning.

A NOTE ON OUR OLDER HOMES

Given the age and construction of our homes, the Craneridge Board strongly encourages every homeowner to consult with a licensed electrician and a fire safety professional for a home assessment. Many local fire departments offer free or low-cost home fire safety inspections, and residents are encouraged to take advantage of these services.

We are a close-knit community. Let's look out for one another and make sure that what we experienced last year is something we never have to face again.